

Cornerstone Storage
13951 Valley Ridge Drive
Omaha, NE 68138

Operational Plan for Cornerstone Storage

1911 Rue Street, Council Bluffs, IA 51503

Cornerstone Storage will be used for enclosed convenience storage along with outdoor storage. Normal hours of operation with controlled gate access will be Sunday-Saturday 6:00 am until 10pm. Allowed items for Outdoor storage will include cars, trucks, RV's, boats, buses, and trailers. All parking areas and drive lanes will be concrete or asphalt. The property will be fenced in and will have video surveillance. The office will be open 5 days per week, 8 hours per day, during normal business hours. There will be two part time employees and one full time person in the office on staff.

The existing storage facility known as Safe & Sound Storage consists of (5) non-climate controlled buildings. There is also outdoor storage currently. We intend to add on to the existing storage facility by combining the (4) parcels together. The (4) parcels include the existing storage facility as well as the (3) adjoining pieces of land that we are in the process of purchasing. We intend to expand the facility by building additional "traditional" mini storage buildings, climate controlled storage units, and larger storage units that will be 500 square feet and larger. The expansion of this facility will also include an office with a residence attached to it for our live on-site staff member. With the addition of the new buildings and office we will also have a restroom on site. We have included two site plans in our application. The reason for this is because we want to show the different options we are considering. The different options include a potential multi-story storage building and variable amounts of outdoor parking.